

# Gifford Dixon

PRICE  
REDUCTION

Commercial Property

**TO LET**



**24 Reddish Road, Stockport, Cheshire, SK5 7PE**

**Ground Floor Lock-up Shop**

**49.26 Sq M (530 Sq Ft)**

**£7,200 per annum.**

**[gifforddixon.co.uk](http://gifforddixon.co.uk)**

**0161 667 1317**

## LOCATION

From junction 27 of the M60 motorway, travel up Tiviot Way (A626) and turn right at the main roundabout onto Sandy Lane (B6167). Continue along Sandy Lane, which runs into Reddish Road and the premises are situated a short distance on the right.

The premises are a short walk from Stockport Retail Park and are within a few minutes drive of Stockport town centre, which has an extensive retail centre, mainline rail link and motorway connection (M60).

## DESCRIPTION

The property comprises a traditionally constructed two storey end-terraced property, with brick elevations and pitched tile covered roof.

The subject of this letting is the ground floor shop, which consists of a large open plan sales area, with kitchen, store, and W/C to the rear. The premises provide good natural light with a glazed display frontage onto Reddish Road complete with security shutter, and offers a 'turn key' opportunity to prospective tenants.

## ACCOMMODATION

Ground Floor	(Sq Ft)	(Sq M)
Sales	438	40.7
Store	41	3.85
Kitchen	51	4.71

Plus W/C to the rear of the premises and a large enclosed shared yard to the rear. There is also a cellar beneath the sales area, accessed via a trap door.

## BUSINESS RATES

Rateable Value (2017 List) - £5,300

Small Business Rates Relief may be available depending on the ingoing tenants individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

## LEASE TERMS

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with other terms to be agreed.

## RENT

**£7,200 per annum**

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

## SERVICES

We understand that mains electric, water and drainage are connected to these premises.

## VIEWINGS

Strictly by appointment, with either:

**Gifford Dixon**  
Commercial Property  
**0161 667 1317**

**Steven Gifford-Dixon** *MSc MRICS*

T: 0161 667 1317

M: 07779 263914

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

W: [gifforddixon.co.uk](http://gifforddixon.co.uk)

[@gifforddixon](https://twitter.com/gifforddixon)

or



T: 0161 292 1136

E: [info@karsonslettings.com](mailto:info@karsonslettings.com)

Subject to contract 10th August 2017

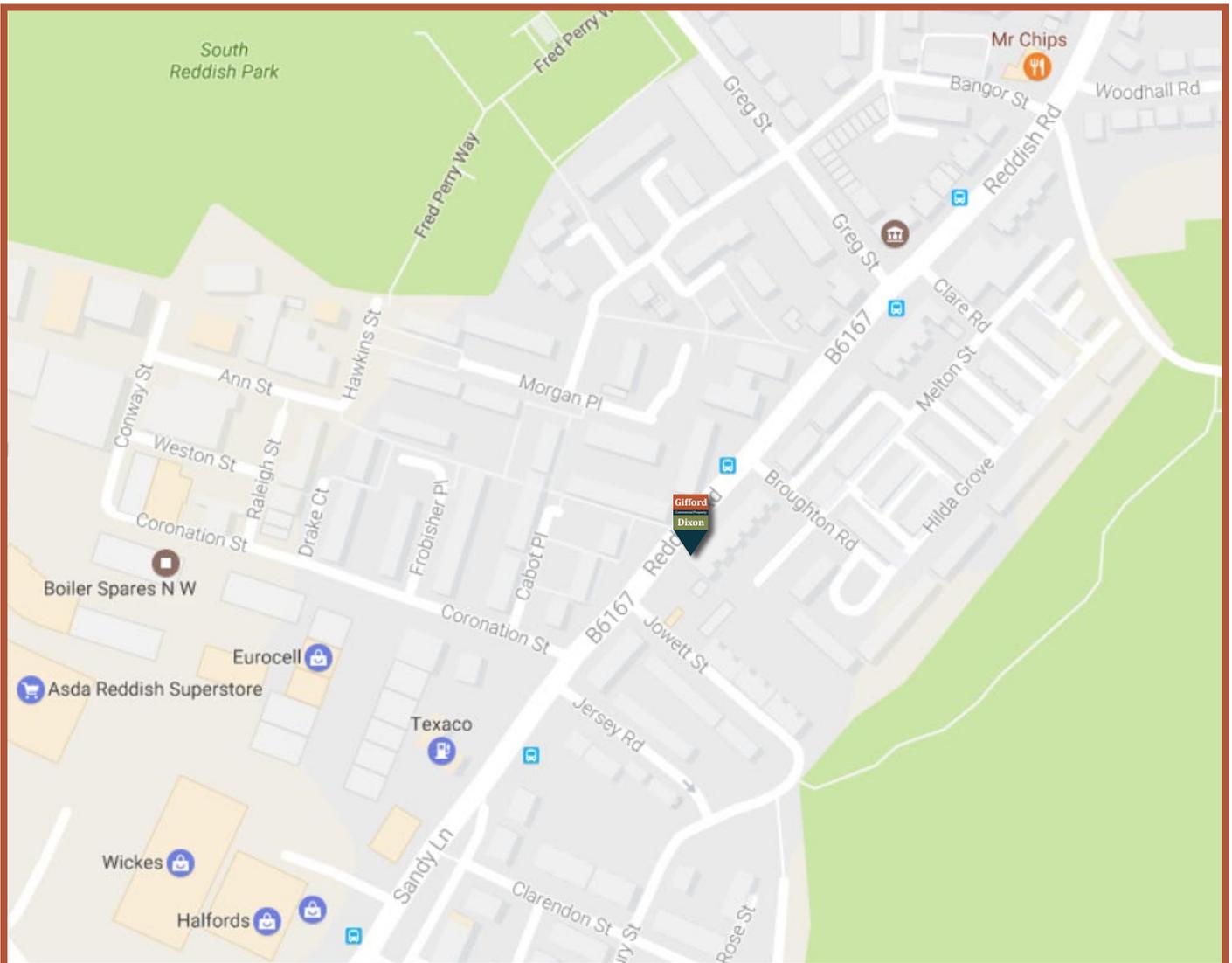
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The plans and drawings provided are not to scale and are for indicative purposes only